

Images for indicative purposes only. Not to scale.

REA

GRIMES

DNG

TORMEYLEE

M2 MOTORWAY

ASHBOURNE
BUSINESS CENTRE

ASHBOURNE
RETAIL PARK

ASHBOURNE
BUSINESS PARK

ASHBOURNE
INDUSTRIAL ESTATE

ASHBOURNE
TOWN CENTRE

GARDEN CITY AND
CRESTWOOD

ALDERBROOK

N2

THE BRIARS

HICKEYS LANE

PRIME RESIDENTIAL DEVELOPMENT
LANDS, ASHBOURNE, CO. MEATH
C. 5.635 ACRES (C 2.28 HECTARES)

FOR SALE BY PRIVATE TREATY | GUIDE PRICE €3.5M

CHURCHFIELDS

Overview

- Prime Residential Development Lands extending to c5.635 acres (c 2.28 hectares)
- Zoned A2 New Residential under the Meath County Development Plan 2021-2027
- Excellent Residential location - 1.25km south of Ashbourne Town
- The entire lands are located within Master Plan 18 in the Meath County Development Plan 2021-2027
- Located approximately 1.5km from M2 motorway; 11km from Dublin Airport and approx. 18km from Dublin City Centre

Location

Ashbourne town is located 1.25km metres to the north of the subject site and access to the M2 Motorway is via the R135 to J3. Dublin City Centre is 18km with Swords being 15km, Dublin Airport 11km and Blanchardstown being 17km away. All very accessible by the M2 motorway with junction 5 of the M50 being less than 10 minutes' drive away.

Bus Eireann and Ashbourne Connect offer bus services to Dublin City Centre, Blanchardstown, Dublin Airport amongst others. The nearest bus stop is a short walk from Hickey's Lane to the N2 at the entrance to The Briars development.

Description

The lands comprise a development site extending to a total area of c5.635 acres (c2.28 hectares). The lands are held under Folios MH9854F and MH9853F. The lands are regular in shape and level topography and the boundaries are very well defined with hedgerows. Access to the lands is via Hickeys Lane.

There is an existing substantial 3,500 sq.ft 5 bedroom detached house on the lands together with 6 stables and associated outhouses.

Adjacent Development

We understand that there is an intention to apply for a housing development on an overall site of c. 19.09 hectares in the townlands of Baltrasna and Milltown in close proximity to the subject site. The application comprises 702 residential dwellings together with childcare facilities, retails units and a medical practice.

Full details of this planning application can be found at www.ashbourneshd.ie



Zoning

The land is currently Zoned A2 New Residential under the Meath County Development Plan 2021-2027.

The lands are located in the area that forms part of a Masterplan relating to c.19.9 hectares of land at Milltown to the south of Ashbourne, which are identified as Master Plan 18 in the Meath County Development Plan 2021-2027

Title

The property is held under freehold unencumbered title.

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Services

Interested parties are advised to satisfy themselves on the availability and adequacy of services. We understand that all services are in the vicinity of and adjacent to the subject lands.

Viewings

The lands are available to inspect at any reasonable hour accessed via the access gate. By prior appointment with the Joint selling agents.

Vendors Solicitor

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Gartlan Furey Solicitors
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Email: info@gartlanfurey.ie

Contact - Joint Selling Agents

Paul G Grimes B.Sc (Surv) MSCSI, MRICS

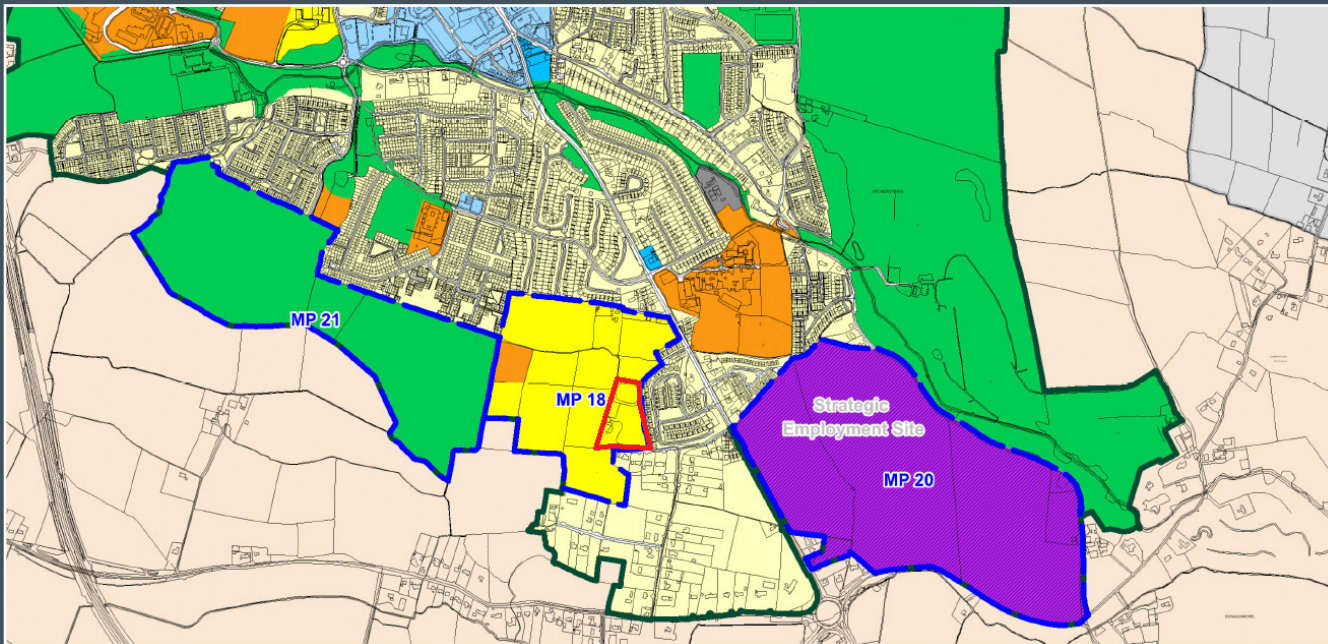
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